

Arizona Commission on Access to Justice
SRL-LJC Workgroup
NOTES
May 7, 2020
2:00 p.m. to 4:00 p.m.

Telephonic: Judge Anna Huberman (chair), Judge Charles Adornetto, Shelly Bacon, Pam Bridge, Scott Davis, Denise Holliday, Paul Julien

AOC Staff: Julie Graber, Sabrina Nash, Kathy Sekardi

Matters considered:

1. Welcome and opening remarks

The May 7, 2020, meeting of the SRL-LJC Workgroup was called to order by Judge Anna Huberman, chair, at 2:05 p.m.

2. Remaining eviction action issues

- Evicting Guests, Roommates, Family Members, and Other Unwanted Occupants from Your Home. Judge Huberman stated that she followed the general eviction info sheet when drafting this info sheet. The info sheet covers who is a tenant, who is a guest, the notice to vacate and what to do should your guest be violent.

Edits:

Section 1. Tenant Defined – last paragraph change “he or she” to “they”.

Section 3. Notice to Vacate – change read “If you have anyone who is not a tenant who won’t leave, a friend who you allowed to stay a while, or family member an ex or whoever it might be, you should give them at least a five-day notice to vacate. If they don’t leave within the timeframe, you can file an eviction action with the court.

Section 4. Domestic Violence – remove last sentence and add link to domestic violence webpage.

- Air Conditioning Info Sheet – Julie Graber reported that marketing for the video was delayed due to COVID-19. She requested ideas for marketing video during the pandemic. Pam Bridge and Denise Holliday discussed essential air conditioning repair issues for tenants and what landlords could and could not do during the COVID-19 pandemic.

Action: Pam and Denise will work on disclaimer for landlords that air conditioning must be repaired regardless of if tenant has not paid rent due to a COVID related reason. Landlord needs to have tenant sign a disclaimer for vendor that the tenant or anyone else in the residence doesn’t have COVID.

Action: Scott Davis to help with marketing for the Air Conditioning Info Sheet.

- Eviction Action COVID-19 Related Court Issues – Paul Julien brought up the Court of Appeals decision on Trustee sales. Workgroup will need to review info sheets and videos on Trustee sales.

Paul Julien asked Pam Bridge, Charles Adornetto and Denise Holliday if they would join Judge Huberman at the New Judges Orientation to discuss eviction actions.

Action: Julie Graber to run analytics on COVID-19 page.

3. Discuss Consumer Debt storyboards

My Loan Creditor is Taking Me to Court

The workgroup reviewed video and made the following edits:

- Slide 13 – add language regarding including interest, attorney and late fees from My HOA is.
- Slide 14 – add “it is important to read all documents.
- Slide 21 – add disclosure to slide to refer individuals to other videos or info sheets on what’s contained in your answer, how to file, how to prepare for your court date.
- Slide 22- add warning to slide.
- Slide 24 – for pretrial/trial procedures see slide.

My HOA is Taking Me to Court

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- Slide 14 – add “it is important to read all documents.
- Slide 21 – add disclosure to slide to refer individuals to other videos or info sheets on what’s contained in your answer, how to file, how to prepare for your court date.

Next SRL-LJC Meeting: May 7, 2020